098.0	0005	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	812,200 / 812,200
					USE VALUE:	812,200 / 812,200
					ASSESSED:	812,200 / 812,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		FROST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BHARATH DEEPA
Owner 2:	PINGLE MANEESH RAGHUNATH
Owner 3:	
Street 1:	42 FROST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KIM SUNKYU -
Owner 2:	SHIN SOI -
Street 1:	2 ASTON CIR
Twn/City:	HOCKESSIN
St/Prov:	DE Cntry:
Postal:	19707

NARRATIVE DESCRIPTION

This parcel contains 8,860 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Wood Shingle Exterior and 2131 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8860.000	332,100		480,100	812,200
Total Card	0.203	332,100		480,100	812,200
Total Parcel	0.203	332,100		480,100	812,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.10 | /Parcel: 381.1

Legal Description

User Acct 63996

GIS Ref

GIS Ref

Insp Date 10/18/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 098.0-0005-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	332,100	0	8,860.	480,100	812,200	812,200	Year End Roll	12/18/2019
2019	101	FV	269,300	0	8,860.	480,100	749,400	749,400	Year End Roll	1/3/2019
2018	101	FV	269,300	0	8,860.	411,500	680,800	680,800	Year End Roll	12/20/2017
2017	101	FV	269,300	0	8,860.	384,000	653,300	653,300	Year End Roll	1/3/2017
2016	101	FV	269,300	0	8,860.	329,200	598,500	598,500	Year End	1/4/2016
2015	101	FV	268,000	0	8,860.	294,900	562,900	562,900	Year End Roll	12/11/2014
2014	101	FV	268,000	0	8,860.	272,900	540,900	540,900	Year End Roll	12/16/2013
2013	101	FV	300,700	0	8,860.	260,300	561,000	561,000		12/13/2012

!7976!

PRINT

Date	Time
12/10/20	22:34:17

LAST REV

Date	Time
10/26/20	11:26:42
danam	
7976	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIM SUNKYU,	1561-16	1	8/5/2020		942,000	No	No		
SHAUMYAN KONSTA	1394-10		12/15/2010	Change>Sale	527,500	No	No		
SHAUMYAR KONSTA	1315-66		2/8/2006	Family	1	No	No		
FISHER DALE O	1141-49		5/25/1995		265,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/2020	993	Addition	177,000	O				
8/26/2011	929	Redo Kit	47,500	C				&REDO BATH

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
1/14/2020	Mail Update	MM	Mary M
10/18/2018	MEAS&NOTICE	BS	Barbara S
2/14/2013	Inspected	BR	B Rossignol
4/30/2012	Info Fm Prmt	BR	B Rossignol
2/24/2009	Meas/Inspect	189	PATRIOT
10/19/1999	Meas/Inspect	263	PATRIOT
8/14/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	63996
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8860		Sq. Ft.	Site		0	70.	0.77	4									480,060						480,100	

Total AC/HA:	0.20340	Total SF/SM:	8860	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	480,060	Spl Credit		Total:	480,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	19 - Texture 111	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99790013
Adj $ / SQ:	127.981
Other Features:	103748
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	372323
Depreciation:	40211
Depreciated Total:	332112

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

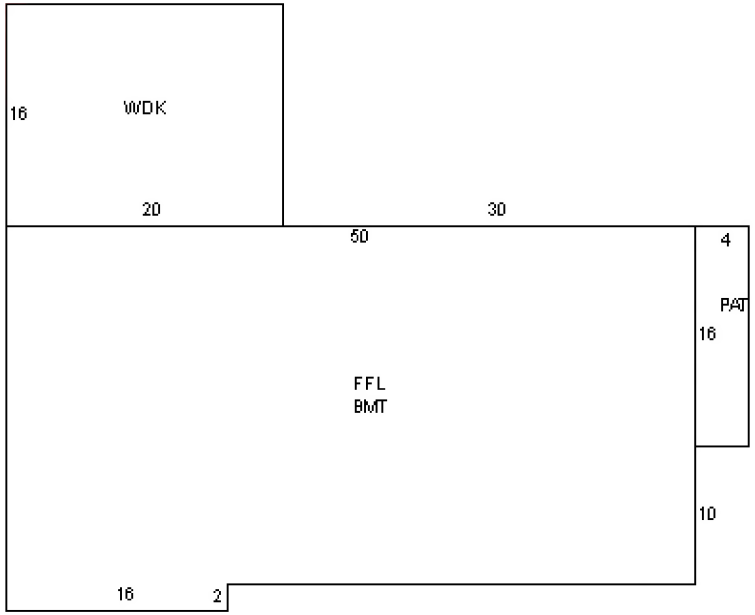
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	140.78
Special Features:	0	Val/Su Net:	108.96
Final Total:	332100	Val/Su SzAd	249.32

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,332	45.770	60,960
FFL	First Floor	1,332	127.980	170,470
WDK	Deck	320	9.110	2,914
PAT	Patio	64	5.990	383

Net Sketched Area:	3,048			Total:	234,727
Size Ad	1332	Gross Are	3048	FinArea	2131

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 098.0-0005-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	